

CITY OF VANCOUVER  
REGULAR COUNCIL MEETING  
FEBRUARY 13, 1973

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 13, 1973, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Deputy Mayor (Alderman Gibson)  
Aldermen Bowers, Harcourt, Hardwick,  
Linnell, Marzari, Massey,  
Pendakur, Rankin and Volrich

Mayor Phillips (on Civic business, arriving later in the proceedings)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Deputy Mayor acknowledged the presence in the Council Chamber of students from York House, under the direction of Mrs. Watts; and students from Laurier Elementary School.

'IN CAMERA' MEETING

The City Clerk reported that the 'In Camera' Committee had approved the subjects for the 'In Camera' meeting with the exception of one which will be determined in the 'In Camera' meeting.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,  
SECONDED by Ald. Hardwick,

THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated February 6, 1973, be adopted after being corrected by deleting the reference, on page 2, item 3, to Alderman Pendakur and the recording of his vote in regard to sidewalk cafes.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,  
SECONDED by Ald. Hardwick,

THAT the Council resolve itself into Committee of the Whole, Deputy Mayor Alderman Gibson in the Chair.

- CARRIED

UNFINISHED BUSINESS

It was agreed to defer the following matters pending a Report Reference and delegations later this day:

- (a) Expansion of Oakridge Shopping Centre
- (b) Minor Hockey at the P.N.E.

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COMMUNICATIONS OR PETITIONS

1. Annual Civic Dinner

MOVED by Ald. Pendakur,

THAT, pursuant to communication dated February 8, 1973, from the Mayor, authority be granted for the Annual Civic Dinner in honour of Freemen and members of public Boards, and arrangements in connection therewith be left in the hands of the Entertainment and Civic Recognition Committee.

- CARRIED

2. Health Inspectors

The Council considered Board of Administration report of February 9, 1973, on the subject of recruitment of Public Health Inspectors. setting out a proposal with regard to establishing a new class of 'Public Health Inspector' at Pay Grade 19.

With the permission of Council, the Business Manager of the Municipal and Regional Employees Union appeared in support of his communication on the subject, setting out the Union's views in opposition to this proposal. The Union requests the matter be reviewed by a Committee of Council.

Commissioner Ryan advised that under the Supplementary Labour Agreement there is provision for the hearing of disputes of this kind and is the manner in which this question should be considered.

MOVED by Ald. Pendakur,

THAT this whole matter be referred to the Standing Committee on Finance and Administration and when reported on to Council the report be in detail with all relevant accompanying information.

- LOST

MOVED by Ald. Volrich,

THAT this matter be referred back to the Board of Administration to deal with the question at the "Joint Committee" level, as provided for in the Supplementary Labour Agreement.

- CARRIED

3. Host Luncheon:  
C.C.U.R.R.

A letter was received from Alderman Hardwick, under date of February 12, 1973, recommending the City host a luncheon on March 2, 1973, for the Board of the Canadian Council of Urban and Regional Research.

MOVED by Ald. Hardwick,

THAT a host luncheon be tendered by the City, as mentioned; the details to be left in the hands of the Entertainment and Civic Recognition Committee.

- CARRIED

4. Structure: Police Commission

The Corporation Counsel submitted a proposed Charter Amendment in respect of the structure of the Police Commission, and pursuant to Council resolution of February 6, 1973. The Charter Amendment provides in the main for the following:

(a) The Commission is increased from 4 members to 7.

(b) Appointments are made by the Cabinet after consultation with Council.

cont'd....

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COMMUNICATIONS OR PETITIONS (cont'd)

Structure:

Police Commission (cont'd)

- (c) Commencing in 1974, 2 members are to be appointed annually, each for a 3-year term.
- (d) The proposal contains authority for Council to grant an annual indemnity to members of the Board (exclusive of the Chairman) of \$1,000.00 each. This is the same allowance as is made to the members of the Park Board.

MOVED by Ald. Bowers,

THAT the draft Charter Amendment submitted by the Corporation Counsel on this matter be approved.

(amended)

MOVED by Ald. Pendakur, in amendment,

THAT the following words be added to the motion of Alderman Bowers:

"after Part 6 thereof is changed to read as follows:

'Council may, from time to time, by by-law authorize to each member of the Board, exclusive of the Chairman, the payment of an annual indemnity, to be determined by the Council'.

- CARRIED

The motion, as amended, and reading as follows, was put and CARRIED:

"THAT the draft Charter Amendment submitted by the Corporation Counsel on this matter be approved, after part (6) thereof is changed to read as follows:

'Council may, from time to time, by by-law, authorize to each member of the Board, exclusive of the Chairman, the payment of an annual indemnity, to be determined by the Council'" (carried)

(Aldermen Pendakur and Rankin voted in the negative)

5. Indemnity:  
Park Board Members

A communication, dated February 12, 1973, was considered in which the Park Board unanimously requested the City Council seek a Charter Amendment to allow payment to Park Commissioners of \$2,000 per annum, on the same basis as the present \$1,000 annual indemnity is provided.

MOVED by Ald. Rankin,

THAT this request be not granted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Board of Administration,  
GENERAL REPORT,  
February 9, 1973

WORKS AND UTILITY MATTERS

MOVED by Alderman Hardwick,  
THAT the report of the Board of Administration (Works and  
Utility Matters) be adopted.

- CARRIED.

BUILDING AND PLANNING MATTERS

Retention of Addition to Building - (Mr. Petruk)

In respect of this clause, it was noted the applicant for  
the Development Permit requested an opportunity to appear before  
Council, and it was

MOVED by Alderman Rankin,  
THAT the delegation be heard on this matter.

- CARRIED.

FINANCE MATTERS

Information Brochure (G.V.R.D.)  
and 1973 Tax Bills  
(Clause 2)

After considering the information in this clause, it was

MOVED by Alderman Volrich,  
THAT the clause be deferred for the time being, and in the  
meantime the Board of Administration be requested to discuss  
further with Bud Elsie Limited, the information brochure proposed,  
particularly in respect to the possibility of providing information  
on both the City of Vancouver and the Regional District in one  
pamphlet, for inclusion in the 1973 tax bill distribution.

- CARRIED.

Land Management Program  
(Land Bank)  
(Clause 4)

After considering this clause, it was

MOVED by Alderman Rankin,  
THAT approval be given to expenditure of \$5,000, for hiring  
outside assistance in developing information system needed in  
respect of the City's property holdings, pursuant to the information  
contained in the clause.

- CARRIED.

Balance of Finance Matters

MOVED by Alderman Hardwick,  
THAT Clauses 1, 3 and 5 of the Board of Administration report  
(Finance Matters) be adopted.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

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MOVED by Alderman Bowers,

THAT the Agenda business be varied, to permit consideration at this time of a report of the Committee on Finance and Administration respecting bonds.

- CARRIED.

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B. Bids re \$7,000,000  
City Bonds

Alderman Bowers, on behalf of the Committee on Finance and Administration, submitted the following report, dated February 13, 1973:

"On February 6, 1973 City Council approved the calling of bids for \$7,000,000 City of Vancouver debentures, the bids to be returnable on February 13, 1973 (1:30 p.m. P.S.T.) with the Mayor, Chairman of the Finance and Administration Committee and the Director of Finance to establish the characteristics of the debenture issue (these characteristics are described in the subject heading above). The bids are herewith reported to Council for final decision, in accordance with normal procedure.

The bids were called and were opened at 1:30 p.m., February 13, 1973, and are listed hereunder:

<u>Syndicate</u>	<u>Net Payment Offered per \$100 of Par Value</u>
Merrill Lynch, Royal Securities Limited (Syndicate Managers)	\$99.571
Merill Lynch, Royal Securities Limited	
Harris & Partners Limited	
Greenshields Inc.	
Pitfield Mackay Ross & Co. Limited	
Gairdner & Company Limited	
Fry, Mills Spence Limited	
Bank of Nova Scotia	
A. E. Ames & Co. Limited (Syndicate Managers)	\$99.363
A. E. Ames & Co. Limited	
Wood Gundy Limited	
Pemberton Securities Ltd.	
Odium Brown & T. B. Read Ltd.	
Dominion Securities Corp. Ltd.	
Richardson Securities of Canada	
Equitable Securities Canada Ltd.	
Burgess Graham Securities Ltd.	
Bank of Montreal	
Canadian Imperial Bank of Commerce	
The Royal Bank of Canada	
Bank of British Columbia	
Midland-Osler Securities Limited (Syndicate Managers)	\$99.286
Midland-Osler Securities Limited	
Burns Bros. and Denton Limited	
Nesbitt Thomson Securities Limited	
Cochran Murray Limited	
Levesque, Beaubien Inc.	
The Toronto-Dominion Bank	
McLeod, Young, Weir & Company Limited (Syndicate Managers)	\$98.94
McLeod, Young, Weir & Company Limited	
Bell, Gouinlock & Company, Limited	

(continued)

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BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Bids re \$7,000,000  
City Bonds (continued)

The conditions attached to the bid submitted by the high bidder (Merrill Lynch, Royal Securities Limited) did not meet the City's bid specifications in two particulars, and after discussion, the members of the Committee on Finance and Administration recommend to Council that the bid of the syndicate managed by A. E. Ames & Co. Limited (second highest bidder) for \$7,000,000 of City of Vancouver bonds, as described in the tender call, be accepted at \$99.363 per \$100 of par value, and that cheques accompanying the other bids be returned to the tenderers. "

MOVED by Alderman Bowers,

THAT the recommendation in the foregoing report of the Committee on Finance and Administration be adopted, and therefore, the bid of the syndicate managed by A. E. Ames & Co. Limited for the \$7,000,000 City of Vancouver bonds, be accepted, and the cheques of the remaining bidders be returned.

- CARRIED.

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During consideration of the foregoing item, the Mayor arrived and took the Chair.

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C. PROPERTY MATTERS

Lease North-east Corner of  
Thurlow and Hastings Streets  
(Clause 3)

MOVED by Alderman Hardwick,

THAT Clause 3 of the Board of Administration report (Property Matters), dated February 9, 1973, be adopted.

FURTHER, THAT the Director of Planning and Civic Development and the Supervisor of Property and Insurance be requested to consider for report to Council, the optimum use of the property referred to in the clause, with the view to the Council thereafter discussing the matter with Marathon Realty Co. Ltd.

- CARRIED.

Marine Insurance  
(Clause 10)

MOVED by Alderman Rankin,

THAT Clause 10 of the Board of Administration report (Property Matters), dated February 9, 1973, be adopted.

- CARRIED.

MOVED by Alderman Bowers,

THAT the Standing Committee on Finance and Administration consider the subject of Marine Insurance referred to, as well as the City's present insurance policy, generally.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

PREOPRTY MATTERS (continued)

Balance of Property Matters

MOVED by Alderman Hardwick,

THAT Clause 1 of the Board of Administration report (Property Matters), dated February 9, 1973, be received for information; and Clauses 2, and 4 to 9 inclusive, be adopted.

- CARRIED.

D. Additional Positions:  
City Clerk's Department

The Board of Administration, under date of February 9, 1973, submitted the following report:

' Your Board has received the following report from the Administrative Analyst:

"At the request of the City Clerk, a review of the work of his Department, concerning provision of secretarial services to the Aldermen, the preparation of minutes and material for City Council and meetings of Standing Committees, has been undertaken.

It is evident that there has been a substantial increase in the level of service required as 90 sets of material are now produced for each Standing Committee and 140 sets of material are prepared for Council meetings. (For a Council meeting of February 6, 15000 sheets of material were printed, collated and distributed in the 140 sets). The City Clerk has demonstrated that each individual report tends to be longer than previously as a more detailed explanation is given in many instances. This factor alone requires more time for typing and preparation.

The Aldermen have requested additional secretarial services and the two secretaries assigned to the duty state that the amount of work requested already exceeds their ability to provide a satisfactory level of service.

In the circumstances, I recommend three additional permanent positions, namely:

- 1 Clerk Steno III - for secretarial services to the Aldermen.
- 1 Clerk Steno II - to provide additional assistance in the preparation of minutes and material for Council meetings and for meetings of Standing and Special Committees.
- 1 Clerk Typist II - to provide assistance to the City Clerk's stenographic group by carrying out such duties as collating material, delivering and returning material from the Printing Section, xeroxing, filing, copy typing, and similar duties.

I further recommend that the City Clerk be authorized to hire on a temporary basis outside help, either by direct recruitment or through the use of a secretarial service agency prior to appointment of personnel to the three recommended positions. This will enable the City Clerk to immediately alleviate the difficulties now experienced in providing the service required.

The establishment of the three recommended positions will require additional space and equipment. Initially, space can be found in the existing area assigned to the Department; this will however create an over-crowded position and it will be necessary for the long term to provide additional space for the Department. The equipment required is listed below in the estimate of costs.

REPORT OF THE DIRECTOR OF PERSONNEL SERVICES

The Director of Personnel Services has reviewed the duties and responsibilities of the three proposed new positions. He recommends that they be classified as follows:

- 1. Position providing stenographic assistance to the Aldermen - Clerk Stenographer III, Pay Grade 13 (\$552-659).

Continued.....

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BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)Additional Positions:  
City Clerk's Department  
(continued)

2. Position performing stenographic duties relating to processing of Minutes of Council and Committees - Clerk Stenographer II, Pay Grade 10 (\$489-584).
3. Position performing duties in General Office, including typing, filing, etc. - Clerk Typist II, P.G.9 (\$470-552).

This report has been discussed with the Business Manager of the Municipal and Regional Employees' Union who is in agreement and has raised no objection to the waiving of the usual requirement affording the Union reasonable opportunity to consider and make representation to Council.

ESTIMATE OF COSTS

Clerk Steno III	P.G.13 (\$552-659)	\$ 552	per month
" " II	P.G.10 (\$489-574)	489	" "
" Typist II	P.G. 9 (\$470-552)	470	" "
		<u>\$1,511</u>	" "
	Fringe Benefits 12½%	189	" "
		<u>\$1,700</u>	" "

Estimated salary and fringe benefit costs - permanent positions 10 months (Mar.1-Dec.31) \$17,000

Estimated temporary help requirement  
- say 1 Clerk Typist II position 6  
months equivalent - P.G.9 - \$489 + 10% 3,228  
\$20,228

## Equipment cost estimates

3 - Electric Typewriters	- \$685.00 ea.	\$2,055
3 - Steno Desks	- \$260.00 ea.	780
3 - " Chairs	- \$ 52.50 ea.	158
1 - Pocket Memo Dictating Machine		159
1 - " " Transcriber		290
12 - " " Cassettes		40
		<u>3,482</u>

Total estimated cost - 1973 \$23,710

The Comptroller of Accounts advises that if the recommendations of this report are approved, that the 1973 budget estimates of the City Clerk be adjusted during budget review to include the funds for the additional staff and equipment.

SUMMARY OF RECOMMENDATIONS

It is recommended that:

1. The following positions be established in the City Clerk's Department effective upon adoption of this report:

1 Clerk Steno III	P.G.13 (\$552-659)
1 Clerk Steno II	P.G.10 (\$489-574)
1 Clerk Typist II	P.G. 9 (\$470-552)

in accordance with the recommendations of the Director of Personnel Services.

2. The City Clerk be authorized to obtain assistance of temporary personnel for the positions until the positions are filled by permanent appointees (this will enable the Department to immediately provide the required level of service).
3. The 1973 budget estimate of the City Clerk be adjusted during budget review to include funds for additional staff (\$20,228) and equipment (\$3,482) and expenditures necessary in advance of approval of the budget be authorized."

YOUR BOARD recommends adoption of the recommendations of this report. '

(continued)



BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Additional Positions:  
City Clerk's Department  
(continued)

MOVED by Alderman Rankin,

THAT the recommendations contained in the foregoing Board of Administration report be adopted.

- CARRIED.

E. West End Senior Citizens' Project

The Board of Administration, under date of February 7, 1973, submitted the following report:

'The Director of Permits & Licenses reports as follows:

BACKGROUND

"Following the completion of a Senior Citizens' Project in the West End, called Nicholson Towers, consideration was given to the construction of another Senior Citizens' Project. A possible savings in the site costs was considered possible by the use of 'air rights' over a planned Community Centre for the West End. On this basis, agreement was received from the Federal/Provincial Partnership that after completion of the project by the City, the housing component would be sold to the Federal/Provincial Partnership.

After a period of submissions of various proposals by the Architects, the concept of a 'single' building was abandoned because legal and administrative complexities made it impossible to satisfy all parties concerned. The final approved concept was a Community Centre on Denman Street adjacent to the King George High School and a separate Senior Citizens' Housing Project on a site bounded by Haro, Barclay and Bidwell Streets. Playing fields would be developed between the two Projects. Although this resulted in Senior Citizens' buildings on their own separate site, the Federal/Provincial Partnership has required the City to have the responsibility for carrying the Project to completion.

An Agreement was signed between the City and the Federal/Provincial Partnership which in effect says that the City will construct the Senior Citizens' Housing Project at a cost not to exceed \$5,502,651.00. After completion of the building complex, it will be sold to the Federal/Provincial Partnership for the construction cost plus \$900,000.00 for the site. It further states that the Partnership will reimburse the City for the administrative costs and Clerk of the Works' salary which it will have incurred.

The above amount of \$5,502,651.00 is one that was negotiated by a Council Committee in February, 1972 with the Senior Governments.

On May 9, 1972, Council instructed the Architects, Thompson Berwick Pratt & Partners, to prepare the necessary drawings and documents required for tenders, based on an approved sketch scheme.

PRESENT POSITION

Tenders have now been received for the construction of the Senior Citizens' Project and are listed below.

Each tender was accompanied by the required Bid Bond.

<u>BIDDER</u>	<u>AMOUNT</u>
Frank Stanzl Construction Ltd.	\$ 5,398,000.00
Dawson & Hall Limited	\$ 5,619,268.00
Imperial Construction (B.C.) Ltd.	\$ 5,709,711.00
Northern Construction Company, Division of Morrison-Knudsen Company, Inc.	\$ 5,741,574.00
Smith Bros & Wilson, Limited	\$ 5,787,700.00
Grimwood Construction Co. Ltd.	\$ 5,794,000.00
Cana Construction Co. Ltd.	\$ 5,802,000.00
Janin Western Contractors Limited	\$ 5,831,894.00

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)West End Senior  
Citizens' Project  
(continued)

The tenders were examined and found to be in order. The lowest tender is that of Frank Stanzi Construction Ltd.

Twelve alternate prices were required with the tender submissions. These related to a wide range of items and were required to establish the individual costs before they were included in the contract. These various alternates have been discussed at a meeting with the Architects and representatives of the C.M.H.C. and the City. Four of the alternates relating to heating and plumbing work have been established as required items. The cost is in the amount of \$20,253.00 and results in an adjusted tender amount of \$5,418,253.00.

The Architects, with our concurrence, recommend that Council accept the tender of Frank Stanzi Construction Ltd. On the basis of the low tender, the revised estimate for the actual construction of the building and landscaping of the site is as follows:

Contract Amount	\$ 5,418,253.00
Architects and Engineers Fees	400,000.00
Relocation of Services	78,000.00
Miscellaneous Costs	4,200.00
Soils investigation, Advertising	
Development Permit	
Provisional Allowance for Clerk of the	28,000.00
Works Salary and Other Administrative Charges	
TOTAL	<u>\$ 5,928,453.00</u>

We have received verbal advice from Senior Officials of CMHC that should Council agree to the awarding of this Contract, both the Federal and Provincial Governments have given preliminary assurance they they will accept the increased costs arising from this higher Tender.

It is RECOMMENDED that:

- A) Council accept the tender of Frank Stanzi Construction Ltd. in the amount of \$5,418,253.00 and enter into a contract with them for construction of the Senior Citizens' Project, such contract to be satisfactory to the Corporation Counsel, but on the condition that prior to award of a contract, agreement be received from the Federal and Provincial Government and the C.M.H.C. that they will agree to the increased costs arising from the award, and to an Amendment to the Agreement in conformity therewith.
- B) The City Treasurer be authorized to return the bid bonds to the unsuccessful bidders."

Your Board RECOMMENDS that the Recommendation of the Director of Permits and Licenses be approved."

MOVED by Alderman Hardwick,

THAT the recommendation of the Board of Administration, contained in the foregoing report, be adopted.

- CARRIED.

F. Report of Standing Committee  
on Environment - February 1, 1973

Water Use along the  
North Fraser River  
(Clause 1)

In connection with this clause, it was

(continued)

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BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

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Report of Standing Committee on  
Environment - February 1, 1973 (cont'd)

Water Use along the  
North Fraser River (continued)

MOVED by Alderman Linnell,

THAT this clause of the Report of the Standing Committee on Environment, dated February 1, 1973, be adopted;

FURTHER, THAT when the required report is received, the Council be given a Report Reference thereon.

- CARRIED.

Pioneer Place  
(Clause 2)

In connection with this clause, it was

MOVED by Alderman Linnell,

THAT this clause be adopted, after changing the heading from 'Pioneer Park' to 'Pioneer Place.'

- CARRIED.

Proposed Squamish Bulk  
Coal Loading Port  
(Clause 3)

In connection with this clause, it was noted that the Chairman of the Save Howe Sound Committee had furnished a letter, enclosing a brief, urging the preservation of the whole of the Howe Sound area as a recreational area. The request is made for an opportunity of appearing before Council on the matter.

MOVED by Alderman Linnell,

THAT Clause 3 of the report of the Standing Committee on Environment, dated February 1, 1973, be adopted.

(Amended)

MOVED by Alderman Hardwick, in amendment,

THAT the following be added to the motion of Alderman Linnell:

"FURTHER, THAT the Provincial Government be requested to advise when a Public Hearing will be held on this question, and be asked to submit to Council, in advance, any additional material as and when such becomes available, to assist the Council in prior study, in respect of any presentation the City may make at the Hearing."

CARRIED.

(The following motion of Alderman Linnell, as amended, was put and CARRIED:

"THAT Clause 3 of the report of the Standing Committee on Environment, dated February 1, 1973, be adopted;

FURTHER, THAT the Provincial Government be requested to advise when a Public Hearing will be held on this question, and be asked to submit to Council, in advance, any additional material as and when such becomes available, to assist the Council in prior study, in respect of any presentation which will be made to the Hearing."

(Carried.)

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BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Report of Standing Committee on  
Environment - February 1, 1973 (cont'd)

Proposed Squamish Bulk  
Coal Loading Port  
(Clause 3) - continued

MOVED by Alderman Linnell,

THAT the Save Howe Sound Committee be advised of the action being taken by Council, and if they still wish to appear before Council, arrangements will be made.

- CARRIED.

Jericho - 38 Acres  
(Clause 4)

In connection with this clause, it was

MOVED by Alderman Linnell,

THAT Clause 4 of the report of the Standing Committee on Environment, dated February 1, 1973, be adopted, after changing in the Committee's recommendation, the words 'Federal Government' to read 'Minister of National Defence.'

- CARRIED.

R.C.M.P. - Jericho Site  
(Clause 5)

MOVED by Alderman Linnell,

THAT Clause 5 of the report of the Standing Committee on Environment, dated February 1, 1973, be adopted.

- CARRIED.

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ACKNOWLEDGMENT

At this point, the Mayor paid tribute to Mr. and Mrs. W. Fearing, who developed a mini-park on City-owned property, at the foot of Nanaimo Street. In this regard, the Mayor presented a plaque of recognition.

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At approximately 4:00 p.m., a short recess was observed, followed by an 'In Camera' meeting.

The Council resumed its open session at approximately 7:30 p.m., with the following personnel:

PRESENT: Mayor Phillips  
Alderman Bowers, Harcourt, Hardwick,  
Linnell, Marzari, Massey, Pendakur,  
Rankin and Volrich

ABSENT: Alderman Gibson (on civic business).

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DELEGATIONS AND UNFINISHED BUSINESS

Minor Hockey at the P.N.E.

The President of the P.N.E. Minor Hockey Association, and the President of the Hastings Community Association, appeared before Council and submitted briefs, dated February 12 and February 8, respectively, in support of the request that the Forum be made available for minor hockey without interruption due to other activities of the P.N.E. The request was also made for parking privileges for 50 cars.

Alderman Volrich advised that the President of the P.N.E., who had been invited to attend this meeting, was in touch with him to explain his absence, in that he would be out of the City, but on return would be arranging a meeting at an early date with the representatives of the Minor Hockey Association.

MOVED by Alderman Rankin,

THAT the Pacific National Exhibition be instructed to give the PNE Minor Hockey Association parking privileges for fifty cars;

FURTHER THAT the P.N.E. give continuous ice time at the Forum for minor hockey without interference from boat shows or other P.N.E. activities.

(amended)

MOVED by Alderman Hardwick, in amendment,

THAT the following be appropriately included in the motion of Alderman Rankin,

"that the Council, through the Mayor, instruct the P.N.E. to alter the forthcoming boat show display area so as to keep the ice sheet in the Forum free for minor hockey."

- CARRIED.

The motion, as amended, was put and CARRIED as follows:

"THAT the Council, through the Mayor, instruct the P.N.E. to alter the forthcoming boat show display area so as to keep the ice sheet in the Forum free for minor hockey;

FURTHER, THAT the Pacific National Exhibition be instructed to give the PNE Minor Hockey Association parking privileges for fifty cars;

AND FURTHER THAT the P.N.E. give continuous ice time at the Forum for minor hockey without interference from boat shows or other P.N.E. activities."

(Carried)

MOVED by Alderman Linnell,

THAT the Park Board be requested to make an early application for a portion of the \$10,000,000 Provincial Government fund appropriated for community facilities, in order that ice and other related facilities in the Hastings Park area may be constructed.

- CARRIED.

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REPORT REFERENCE AND UNFINISHED BUSINESS

Expansion of  
Oakridge Shopping Centre

The Council further considered the Board of Administration report of January 18, 1973, containing recommendations on the matter of the proposed expansion of Oakridge Shopping Centre, at 650 West 41st Avenue.

Representatives of the architects, and a representative of Woodward Stores Ltd., followed by the Deputy Director of Planning and Civic Development, and the Assistant City Engineer, Traffic and Transportation Division, gave report explanations to the Council and answered various questions.

After due consideration, it was

MOVED by Alderman Volrich,

THAT further consideration of this matter be deferred, and the applicant be directed to reconsider the plans submitted, with the view to considering provision for better amenities for the community, shoppers and employees than presently provided, and taking further into account the concerns expressed by Council as to traffic congestion and other matters.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

G. Report of Standing Committee  
on Civic Development  
- February 1, 1973

MOVED by Alderman Hardwick,

THAT the Report of the Standing Committee on Civic Development, dated February 1, 1973, be received for information.

- CARRIED.

H. Trip by False Creek  
Team to San Francisco

The Board of Administration, under date of February 12, 1973, submitted the following report:

•The Director of Planning and Civic Development reports as follows:

"An orientation trip by the False Creek team to San Francisco has been proposed and is included as an expenditure item in the proposed 1973 False Creek budget. The need for this travel has been discussed with the Board of Administration and the Chairman of the Special Committee re Council re False Creek.

San Francisco is very similar to Vancouver in many respects. It is also a larger metropolis and contains development areas similar to the False Creek area but in a substantially more advanced stage of development. In addition, the San Francisco Redevelopment Agency has a continuing and on-going programme of developments similar to the False Creek redevelopment proposals. There is advantage in having the staff team obtain first-hand information at this time.

Alderman W. G. Hardwick intends to take a group of university students to San Francisco by bus February 21st to 25th, and has agreed to make suitable arrangements in order that members of the False Creek team can gain the maximum benefit from a short trip to that City.

(continued)

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

276

Trip by False Creek Team  
to San Francisco (cont'd)

Careful consideration has been given to the many travel and accommodation options in order to keep the cost of this proposed trip to a reasonable minimum. The estimated cost for five members of the False Creek Team to travel to San Francisco is \$985. The allocation of funds includes the following:

Return air fare - \$102 per person	\$510
Accommodation and out-of-pocket expenses-5 days & 4 nights	475

A saving of \$53 per person could be obtained if members of the team were to travel by bus both ways. However, this would result in a loss of two full days in San Francisco. Travel by air one way and bus one way provides no saving.

The members of the False Creek Team who would travel to San Francisco are Messrs. D.M. Hickley, N. Griggs, P. Lau, G. Shanks and E. Roffey. It is proposed that the False Creek team fly to San Francisco in the early morning on Wednesday, February 21st and would be away for three working days. It is their intention to take full advantage of the weekend for investigations in San Francisco, returning in the evening of February 26th.

The Director of Finance advises that funds are available in the False Creek Capital Appropriation Budget.

It is RECOMMENDED that the five members of the False Creek team be granted three days leave of absence with pay. It is FURTHER RECOMMENDED that an amount up to \$1,000 be made available from the False Creek Capital Appropriation Budget. "

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved. "

MOVED by Alderman Volrich,

THAT the recommendation of the Board of Administration, contained in the foregoing report, be adopted.

- CARRIED.

I. Development Permit:  
2696 West Broadway

The Board of Administration, under date of February 12, 1973, submitted the following report:

'The minutes of Council meeting of February 6, 1973 contain the following item:

"Alderman Harcourt advised of complaint received in respect of Development Permit #60568, and additional uses to 2696 West Broadway; it being the view that sufficient consultation with citizens in the area was not carried out. Particularly, the complaint refers to the provision for surface parking in this residential area.

The Mayor directed the matter to the Director of Planning and Civic Development for report."

The Director of Planning and Civic Development reports as follows:

"The development permit application referred to is for a one-storey building at the southeast corner of Broadway and Stephens for a restaurant/retail stores and a parking area for 29 cars on the site across the lane at the northeast corner of Stephens and 10th Avenue.

(continued)

Regular Council, February 13, 1973 . . . . . 16

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Development Permit:  
2696 West Broadway  
(continued)

The building development on the Broadway frontage is an outright use under the Zoning & Development Bylaw, but the parking is proposed in an area zoned RS-1 (Single Family). This is a "conditional use" in the Zoning & Development Bylaw subject to approval of the Technical Planning Board, and the TPB have consistently notified property owners adjoining such proposed developments.

In this case 13 owners were notified, no objections were received, and three letters were received stating that there were no objections to the proposed developments. The site at the present time is vacant and can only be described as a mess.

At its meeting on January 19, 1973, the Technical Planning Board approved the application subject to a number of conditions, including the approval of landscape development, etc. Because of the inquiry at Council on February 6th, issue of the development permit has been held up.

It is understood from the solicitor for the owner that there is a deadline on the obligation for this property which matures on February 14th. The proposal is not in conflict with the West Broadway Beautification and, as the 13 people most affected by the proposal have no objections, the TPB have approved the application. If Council wish the TPB to take any other action, perhaps they can so instruct."

Your Board submits the foregoing report of the Director of Planning and Civic Development for the consideration of Council.

MOVED by Alderman Rankin,

THAT the action taken by the Technical Planning Board, in approving this Development Permit application, be confirmed.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Rankin,

THAT the Committee of the Whole rise and report.

- CARRIED.

MOVED by Alderman Rankin,

SECONDED by Alderman Bowers,

THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOTIONS

A. Closing and Stopping up:  
Lane North of 5th Avenue,  
East of Scotia Street

MOVED by Alderman Rankin,

SECONDED by Alderman Bowers,

THAT WHEREAS the City of Vancouver is the owner of all the streets, and lanes lying within the limits of the City of Vancouver; and

(continued)



Regular Council, February 13, 1973 . . . . . 17

MOTIONS (continued)

278

Closing and Stopping up:  
Lane North of 5th Avenue,  
East of Scotia Street (continued)

The owner of the lots on both sides of the lane north of 5th Avenue, between Scotia Street and the lane south of 2nd Avenue has made application to acquire this portion of lane;

THEREFORE BE IT RESOLVED that all that portion of lane lying between a line joining the north westerly corner of Lot 18, Block 26, District Lot 200A, Plan 197 to the south westerly corner of Lot 19, said Block 26, and a line joining the most easterly limit of the northerly limit of Lot 14, said Block 26 to the south easterly corner of Lot 21, said Block 26; the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S. dated August 17th, 1972, and marginally numbered LF 6207, a print of which is hereunto annexed, be closed, stopped up and conveyed to the owner of the abutting lands; and

BE IT FURTHER RESOLVED that the said closed lane be consolidated with said abutting lands.

- CARRIED.

1. Pacific National Exhibition

MOVED by Alderman Rankin,  
SECONDED by Alderman Linnell,

THAT the motion of Alderman Rankin, with regard to the Pacific National Exhibition, submitted at the February 6, 1973, Council meeting, be deferred for consideration at the next Council meeting.

- CARRIED.

2. Day Care Facilities

At the last meeting of Council, Alderman Rankin submitted a motion concerning Day Care Facilities. He requested, however, the motion be withdrawn at this time, as this matter would be considered, in due course, through the Standing Committee on Social Services.

3. Expropriation for New  
Airport Runway

At the last Regular Council meeting, Alderman Harcourt, by motion, requested a sum of money for the distribution of pertinent information, through the school students, to citizens affected by the proposal to construct a new runway at the airport.

(continued)

Regular Council, February 13, 1973 . . . . . 18

MOTIONS (cont'd)

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Expropriation for New  
Airport Runway (cont'd)

The motion, after being changed with permission of Council, reads as follows:

"MOVED by Alderman Harcourt,  
SECONDED by Alderman Pendakur,

THAT the Director of Social Planning be authorized to expend an amount of up to \$100.00, in respect of the distribution of such information, chargeable to the P.O.S.E.R. fund.

- CARRIED.

4. Leave of Absence:  
Alderman Linnell

MOVED by Alderman Rankin,  
SECONDED by Alderman Bowers,

THAT Alderman Linnell be granted leave of absence for the period February 20th to March 8th, 1973, inclusive.

- CARRIED.

5. Per capita Grant

MOVED by Alderman Bowers,  
SECONDED by Alderman Pendakur,

THAT WHEREAS in his budget speech the Minister of Finance proposes to increase the per capita grant to municipalities from \$30 to \$32;

AND WHEREAS this increase - the first in three years - in no way meets the inflation of costs facing the municipalities;

AND WHEREAS the budget contains no other proposals for substantial relief for municipalities, or for removing part of the costs of education from home-owners;

AND WHEREAS in consequence the City of Vancouver will be forced to raise substantially the taxes on property - a regressive measure which will cause hardship to many home-owners and tenants in the city;

THEREFORE IT IS MOVED THAT:

- 1) this Council urges the Minister to reconsider his budget, and to redirect some of the anticipated surplus to greater aid for municipalities;
- 2) the Council recommends that the per capita grant for 1973 be established at \$35, - the change from \$30 to \$35 being in line with the expected increase in provincial revenues;
- 3) the Council seek the endorsement of the Union of B.C. Municipalities for this request.

- CARRIED."

1. Alderman Linnell: Development Permit - 2933 West 28th Ave. made reference to a letter from Mr. W. F. Wainwright and petitioners, complaining with regard to the granting of a Development Permit in respect of property at 2933 West 28th Avenue.
2. Alderman Linnell: Meeting with Mr. W.G. Rathie of the National Harbours Board advised of meeting recently with Mr. W. G. Rathie, Member of the National Harbours Board, and discussed the matter of obtaining from the Harbours Board the upland seven lots along Wall Street, between Kaslo and Slocan.

The Alderman felt that a satisfactory arrangement for this property might be negotiated if the City agreed with Mr. Rathie in his request that a second overpass be developed, to give further access to the National Harbours Board property in the area than is now provided by the Heatley overpass. She advised that the N.H.B. is willing to finance both the construction and the necessary landscaping.

The Alderman also referred to Mr. Rathie's concern about development of a waterfront roadway. Further, there are lands owned by the Harbours Board and the City which could be developed on a park basis.

The Alderman advised the discussions were most co-operative and felt the furtherance of these matters should be through the Council's Waterfront Committee and so recommended.

The Mayor advised that he and Commissioner Ryan would like to work also with the Waterfront Committee, and it was the general agreement of Council that the Special Committee's authority should be expanded to include further negotiations with the National Harbours Board on the basis of Alderman Linnell's recommendation.

Notices of Motion were filed, as follows, and recognized by the Chair:

1. Shannon Property:  
Delay in Construction

MOVED by Alderman Volrich,

THAT WHEREAS it is the policy of the City of Vancouver that it is in the public interest that the zoning and development of the Shannon property, at 57th Avenue and Granville Street, be reviewed by Council in public hearing before any development takes place;

(continued)

Regular Council, February 13, 1973 . . . . . 20

NOTICE OF MOTION (cont'd)

Shannon Property:  
Delay in Construction (cont'd)

AND WHEREAS certain legal actions have been commenced before the Courts with reference to the said zoning and development;

THEREFORE BE IT RESOLVED THAT in the interests of all parties concerned, the developer be requested to refrain from further construction work on the property until the matters in issue raised by the lawsuits have been determined by the Courts.

(Notice)

2. Shannon Property -  
Alteration to Development Permit

MOVED by Alderman Volrich,

THAT WHEREAS in circumstances where it is desired by a developer to alter or amend plans which have previously been approved under a Development Permit, the Director of Planning and Civic Development is given certain discretion to waive the necessity for a new application in situations where he deems the amendment to be of minor nature;

THEREFORE BE IT RESOLVED THAT in the case of the Shannon development, at 57th Avenue and Granville Street, the Director of Planning and Civic Development be directed to bring before Council any and all applications by the developer for amendment or alterations to the development permit.

(Notice)

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The Council recessed at approximately 10:20 p.m., for an 'In Camera' meeting.

\*\*\*\*\*

The foregoing are Minutes of the City Council meeting of February 13, 1973, adopted on February 20, 1973.

A. Phillips  
MAYOR

[Signature]  
CITY CLERK

## BOARD OF ADMINISTRATION

## PERSONNEL MATTERS

## SUPPLEMENTARY REPORT

FEBRUARY 9, 1973

## RECOMMENDATION

1. Recruitment of Public Health Inspectors

The Director of Personnel Services reports as follows:

"At present, there are six vacancies for Public Health Inspector, including four new positions recently approved by Council. In addition to this, it is anticipated that there will be four retirements during 1973, making a total of at least ten positions to be filled during the year.

Recruiting activity is well under way, arrangements having been made to advertise in the local press, in selected newspapers on the Prairies, in the Business Edition of the Globe and Mail, and in Public Health Journals. On the basis of previous recruiting experience, it is expected that this will produce a good response and that we will be able to attract a number of qualified applicants with the requisite experience.

However, we also wish to be in the position where, if necessary, we can offer employment to recent graduates of institutions such as B.C.I.T., who have been certified by the Canadian Board of Certification of the Canadian Public Health Association, but who are short on practical experience. Our present first level of Public Health Inspector I is designed for fully qualified Inspectors with significant field experience. At Pay Grade 23 (\$860-1033 per month), the initial salary is considerably higher than necessary for a recent graduate and is well above the corresponding recruiting rate of other agencies.

I therefore RECOMMEND that authority be granted to fill vacancies where necessary with recent graduates, at a salary lower than the present Pay Grade 23. My review of other jurisdictions indicates that an appropriate starting rate for such applicants would be Pay Grade 19 (\$720-860 per month). An appointee would remain at this level for a maximum of two years, receiving 6 month increments, and would then progress to Pay Grade 23, assuming satisfactory performance. I further RECOMMEND that the Medical Health Officer have authority to approve progression to the higher level after only one year's field experience if in his judgment an incumbent has achieved the full level of competence.

I further RECOMMEND that this new class at Pay Grade 19 be titled Public Health Inspector I. This will require the retitling of the present Public Health Inspector series as shown below. The salary of these classes will not be affected:

<u>Class No.</u>	<u>Present Title</u>	<u>New Title</u>
467	Public Health Inspector I	Public Health Inspector II
468	Public Health Inspector II	Public Health Inspector III
473	Public Health Inspector III	Public Health Inspector IV
469	Public Health Inspector IV	Public Health Inspector V
465	Public Health Inspector V	Public Health Inspector VI

A Class Specification for the new Class of Public Health Inspector I will be prepared at a later date.

This report has been discussed with the City Medical Health Officer and the Business Manager of the Municipal and Regional Employees' Union. The Business Manager of the Municipal and Regional Employees' Union has indicated his disagreement with the recommendations."

Your Board RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

February 9, 1973

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS

RECOMMENDATIONS:

1. Crane Attached to Western Outboard and Equipment Building - 1820 Fir Street

The City Engineer reports as follows:

"On July 18, 1972, Council received a report concerning the abuse of the street, illegal parking, and the use of a crane which overhangs Fir Street by Western Outboard and Equipment Limited - 1820 Fir Street.

In his letter of January 8, 1972, Mr. E. Paul, General Manager of Western Outboard and Equipment Limited, stated that he planned to relocate his business and requested Council's permission to continue the use of the crane for a further eight (8) months. Council approved the recommendations that Western Outboard and Equipment Limited be permitted to use the overhead crane at 1820 Fir Street until December 31, 1972.

Negotiations between Western Outboard and the City for the new site has extended much longer than was anticipated with the result that the City will not have the new building available for this firm until the end of March 1973. These negotiations were the subject of a report by the Supervisor of Properties and Insurance, approved by City Council on January 16, 1973.

As this hoist will be required to remove boats from the existing headquarters at 1820 Fir Street, when the new building is completed, an extension for the operation of this crane would be appropriate."

I RECOMMEND that Western Outboard and Equipment Limited be permitted to use the overhead crane at 1820 Fir Street until March 31, 1973.

Your Board RECOMMENDS that the foregoing recommendation of the City Engineer be adopted.

2. Tender No. 731 - Curbs and Pavements on Sundry Streets and Pavements on Sundry Streets

The City Engineer reports as follows:

"Tenders for curbs and pavements on sundry streets and pavements on sundry lanes in the City of Vancouver were opened on January 29th, 1973 and referred to the City Engineer for tabulation and report to the Board of Administration.

All tenders have been checked and are in order with the exception of some minor arithmetical errors which had no bearing on the status of low tenders. Tabulations of Tender No. 731, the average unit prices for major items of work included in this tender, and a graph showing the Street Contracts Cost Index have been circulated to Council.

All projects included in this tender were approved by Council at a Court of Revision held on November 16th, 1972.

....Cont'd

Board of Administration

February 9, 1973 . . . . . (WORKS - 2) <sup>284</sup>Clause No. 2 Cont'd

The City Engineer RECOMMENDS that:-

- (a) Contracts be awarded to the low tenderers as follows:

Columbia-Bitulithic, a division of Ashland Oil Canada Limited

Granville Island, VANCOUVER 9, B.C.

Project "A" - Rupert Street - 2nd Avenue to 14th Avenue  
 - Knight Street - 33rd Avenue to 41st Avenue  
 - 57th Avenue - Knight Street to Argyle Street .. \$273,581.00

Project "C" - Asphaltic concrete pavements and surfacing  
 on sundry streets .. \$668,650.00

Castle Concrete Limited

4781 Byrne Road, BURNABY, B.C.

Project "B" - P.C. concrete curbs and gutters on sundry  
 streets .. \$422,487.00

Capital City Construction Company Limited

230 Brunette Street, NEW WESTMINSTER, B.C.

Project "D" - Asphaltic concrete lane pavements on sundry  
 lanes .. \$229,977.00

- (b) Contracts satisfactory to the Corporation Counsel be entered into.

- (c) The bid bonds of the unsuccessful tenderers be returned."

Your Board RECOMMENDS the foregoing recommendation of the  
 City Engineer be adopted.

FOR COUNCIL ACTION SEE PAGE(S).....<sup>265</sup>

Board of Administration, February 9, 1973 . . . . . (BUILDING - 1) 285

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Letter from Mr. W. Petruk re  
Retention of Addition to Building

The Director of Permits and Licenses and the Director of Planning and Civic Development report that:

"Mr. Walter Petruk in January 1972, submitted this letter:-

" I refer to your letter of December 2, 1971 relating to my above-noted development permit application.

I have noted the condition which is being imposed to my application. My compliance with this condition would result in considerable expense and hardship to me and I consider that the improvements and additions which I have made to these premises are not only a decided improvement to the premises themselves, but are also in keeping with the character and amenities of the area. Accordingly I am obliged to request a hearing before City Council on the matter of my application.

In this connection I am enclosing plans of the premises which will show the additions for which I am seeking a permit.

Would you kindly advise me as to the appropriate date and time for a hearing on this matter before City Council.

The site - a 50' x 125' lot - is located on the south side of West 14th Avenue between Willow and Heather Streets.

The Zoning is RT-2 - Two Family Dwelling District.

For many years the two-storey with basement dwelling has contained the following APPROVED occupancy:

- Basement - one dwelling unit provided by Technical Planning Board until December 31, 1970 (Zoning By-law provides for Technical Planning Board's consideration of further limited periods of approval.)
- Main floor - two housekeeping units
- Second floor - two housekeeping units and one sleeping unit

In February 1971 the registered owners of the property were advised by letter of the need to make application for further period of limited consent on the basement dwelling unit (or discontinue use). Further an addition had been erected to the main floor of the building without permits in the violation of the Zoning and Development By-law, the Building By-law and the Plumbing By-law.

The registered owners were advised as to procedures; that the addition erected to the rear of the main floor must be removed and also the provisions of Appeal to the Board of Variance.

cont'd....



Board of Administration, February 9, 1973 . . . . . (BUILDING - 2) 286

Clause #1 continued:

The Zoning and Development By-law provides in most District Schedules that the Technical Planning Board may grant special approval to development permits for the retention or conversion of various living accommodations to the existing buildings:

i.e.:-

"The conversion of an existing building into dwelling units or housekeeping or sleeping units in any case where such existing building by reason of its age and size is deemed to be unsuitable for its present use; before granting a development permit the Technical Planning Board shall have regard to the regulations for the multiple dwelling districts and also to the amenity of the neighbourhood."

"A dwelling unit or housekeeping or sleeping unit other than one granted a development permit in accordance with clause (3) above which has been installed or used prior to June 18th, 1956, with or without one or more of the required City permits may be granted a development permit limited in time."

An existing building is considered to be a building as existing June 18, 1956.

The maximum permitted floor space ratio in this RT-2 Zoning District is 0.45.

The existing building has a habitable floor area of 3,463 sq. ft. A floor space ratio of 0.55.

The additions - 217 sq. ft. - would further increase the floor space ratio to 0.59.

Two appeals were filed to the Board of Variance to retain the addition and the additional accommodation. One in April 1971 and a subsequent appeal in August 1971. Both were withdrawn by the applicant. The applicant stating he had received legal advice to withdraw.

The enforcement division of the Department of Permits and Licenses wrote to Mr. W. Petruk in July 1971 again advising him of the items of contravention; of the various procedures and remedies and the required compliance with the By-laws.

Subsequently, Mr. Petruk filed Development Permit Application No. 56756 to:

- retain basement dwelling unit
- alter and provide two dwelling units on the main floor
- retain addition to the rear
- to provide a sleeping room in the basement and a living room on the main floor together with a partially roofed over sundeck - the living room addition being 13'6" x 21'.

The Technical Planning Board APPROVED the basement dwelling unit for a further limited period of five years expiring

October 31, 1976; APPROVED the provision of the two dwelling units on the main floor subject to the unauthorized addition at the rear of the basement and main floor being first removed.

cont'd.....

Board of Administration, February 9, 1973 . . . . . (BUILDING -3)

Clause #1 continued:

267

Mr. Petruk on November 23, 1971 filed an appeal to the Board of Variance appealing the decision of the Technical Planning Board requiring the removal of the basement and main floor addition.

The Board of Variance considered Appeal No. 18537 on December 2, 1971 and disallowed the appeal.

NOTE: Section 572 & 573 of the Vancouver Charter dealing with the Board of Variance provides in part that:

"No. 6 - No appeal shall lie from the decision of the Board."

As the applicant had not complied with the conditions of approval by the Technical Planning Board the Development Permit Application was Refused in July 1972.

However, further enforcement action has been deferred pending consideration by Council of Mr. W. Petruk's submission.

Notwithstanding the further contravention of the floor space ratio provisions of the RT-2 Zoning District; additions are not permitted to expand or increase the occupancy of existing buildings.

The Technical Planning Board can consider requests to convert or alter suitable existing buildings in residential districts (other than the RS-1 & RS-4 one family dwelling districts).

RECOMMENDATION

The Director of Permits and Licenses and the Director of Planning and Civic Development recommend that having regard to the provisions of the Zoning and Development By-law and the decision of the Board of Variance that regular enforcement procedures be now implemented.

The submission of this report has inadvertently been delayed as work arrears has prevented the submission of this report prior to the 1972 Civic Strike and since that time it has not been possible to submit the report until this date because of work priorities.

Your Board RECOMMENDS that the foregoing recommendation of the Director of Permits and Licenses and the Director of Planning and Civic Development be approved.

DELEGATION REQUEST

FOR COUNCIL ACTION SEE PAGE(S) 265

Board of Administration, February 9, 1973 . . . . . (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATIONS

1. Central Files Staff - Engineering Department

The City Engineer reports as follows:

"HISTORY

The Correspondence Records of the Engineering Department have, for many years, been divided into three separate systems, each located in different offices and administered by different administrators using different systems.

- (a) Engineering Central Files
- (b) Electrical Division (previously Electrical Department)
- (c) Traffic Division

Each system is operated by a separate Records Clerk in each area.

Late in 1971 at the completion of Engineering Department office renovations, the Electrical Division files and the Records Clerk (Clerk Typist II) was transferred to the Central Files area on the 6th Floor. Provision was made for the Records Clerk (Clerk Typist II) of the Traffic Division and their files to be moved to the 6th floor Central Files area when open shelf file cabinets were installed. This latter move is now to take place in approximately 6 weeks' time.

There has not been any increase in the number of Records Clerks controlling the files of (a) and (b) above since their inception. The Records Clerk (Clerk Typist II) was added to the complement of the Traffic Division in 1968 to control its correspondence due to the need for more positive control and because of the severe backlog of unfiled material on hand at that time.

CURRENT STATUS

At the present time, a very serious backlog of unfiled material is on hand in the Central Files area on the 6th floor because;

- (a) At the time the Electrical Division Records Clerk and files were transferred to the Central Files area, a relatively large backlog of unfiled material was on hand in the Engineering Department Central Files system since the volume of material and the complexity of subjects and procedures had been increasing steadily over the years as a result of the overall increase in the Engineering Department staff, Department reorganizations and normal growth.
- (b) Over a period of years, in some cases, Branch and Divisional staff members retained some Central File correspondence in working files in their offices. The relocation of Engineering staff into their new offices resulted in a review of files containing such correspondence and its return to Central Files for coding, indexing and filing. This now requires that several large boxes of material must be reviewed, processed and filed where necessary.
- (c) Due to the 1972 strike, only limited Central Files action was taken respecting material received during that time or returned to Central Files during that period. Note: Some overtime was approved and was worked after the strike to offset this to some degree but the time worked was insufficient.

Cont'd....

Board of Administration, February 9, 1973 . . . . . (FINANCE - 2)

CLAUSE NO. 1 (cont'd.)

- (d) In October 1972 the Records Clerk who had been controlling Electrical Division correspondence and the Clerk Typist I (Runner position) left the service resulting in the remaining Central Files Records Clerk having to spend a considerable time training two new staff members on Central File procedures while also attempting to provide service to the Electrical Division as well as other Engineering Department staff. This resulted in a further worsening of the situation.
- (e) A 5.5% increase in incoming correspondence was experienced in 1972 alone and the increase in the past 5 years has been 15.5%.

It is to be noted that the increase in correspondence received for the period from the end of the strike to December 31, 1972 is 13.4% more than was received during the same period in 1971. This has also contributed to the increased backlog of unfiled material.

The above has therefore created the serious situation with so much unindexed and unfiled material on hand that it has become impossible to provide service to staff and to make any progress on catching up with the file procedures without additional staff being added to Central Files personnel. It is definitely required that this backlog of material on hand be processed and filed to eliminate further wasted time on prolonged searches and unnecessary interim procedures.

1973 BUDGET PROVISION

Provision has been included in the 1973 Budget (subject to Council approval of this report) to provide for the employment of 2 temporary Clerk Typists for 10 months. (A review at the end of that time should be made to determine if such assistance or portion of it should be continued beyond the end of 1973, either temporarily or as a permanent staff increase). The estimated 1973 cost of salaries will be \$9,400. Existing used and borrowed furniture and equipment will be utilized by this staff while temporarily employed.

The Director of Personnel Services has reviewed the duties and responsibilities of these proposed new positions and recommends that they be classified at the Clerk Typist II level (Pay Grade 9, \$470-552 per month).

NEW CENTRAL FILES SYSTEM

The Research Branch of the Department has been working with Central Files personnel for some time establishing the recommended methods and procedures to be used in a Consolidated Central Files System. The system will consolidate the records of the above three separate systems and will:

- (a) provide for all correspondence records to be brought to a common storage area in an updated system.
- (b) eliminate duplicate filing services.
- (c) eliminate duplicate files.
- (d) reduce the overall area occupied by present 4-drawer metal cabinets by providing open-shelf file units.
- (e) permit service to be provided to staff full time (not previously possible because of lunch and rest periods of the individual Records Clerks).

It is now urgently necessary to relieve the Senior Records Clerk of her normal duties to work on file procedures relative to this system.

Cont'd.....

Board of Administration, February 9, 1973 . . . . . (FINANCE - 3)

CLAUSE NO. 1 (cont'd.)

UNION CONSIDERATION

This matter has been discussed with the Business Manager of the Municipal and Regional Employees Union who concurs with the following recommendations.

RECOMMENDATIONS

In order to:

- (a) Eliminate the backlog of material on hand and
- (b) relieve the Senior Records Clerk to organize, schedule the transfer of material and set up procedures and manuals for the New Central Files System, I RECOMMEND that Central Files staff be increased, as follows:
  - (1) One Clerk Typist II (temporary to December 31, 1973) - to permit the Senior Records Clerk to carry out functions in (b) above.
  - (2) One Clerk Typist II (temporary to December 31, 1973) - to perform duties to reduce the current backlog, and that;
  - (3) a further review and report to Council of the staff situation will be made prior to December 31, 1973."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

2. Information Brochure for Inclusion with 1973 Tax Bills

The Director of Finance reports as follows:

"A communication has been received from the public relations firm for the Greater Vancouver Regional District requesting that the Regional District be allowed to include a brochure in the mailing of the various municipalities' 1973 tax bills.

Normally the City of Vancouver develops its own brochure, considered to be of limited effect, but in 1970 Council agreed to substitute a GVRD pamphlet. Both a City and a GVRD pamphlet cannot be included with the tax bill because of technical stuffing and weight problems.

The GVRD does have something of an identity problem which they are trying to overcome, and I would recommend to Council that permission be granted to include the GVRD pamphlet with our 1973 tax bills in place of a City pamphlet."

Your Board RECOMMENDS that the above recommendation of the Director of Finance be approved.

(Copies of the aforementioned letter is circulated for Council's information)

3. Filing Equipment - New Courts Building - Court Administrator's Office

"In conjunction with the Police Systems Analyst, I have examined the filing requirements of the Court Administrator's office.

The Court Administrator is responsible for keeping the documents which constitute the record of the proceedings of each case brought before the Provincial Courts in the city. This covers not only all cases disposed of, but all actions which were commenced and have not been proceeded with for any reason. Approximately 25,000 files are opened annually. This figure is increasing.

There is very considerable reference made to the files on concluded or abandoned cases. Enquiries come from sources throughout the entire Criminal Justice community and usually require reference to the precise document in question. Up to four years files must be kept available for speedy access.

PROPOSAL :

Owing to space limitations in the present building and because of the volume of files involved (approx. 100,000), it is not feasible to install a complete new system before the move to the new building.

It is recommended that an open shelf filing system be established to be installed progressively over a four to five year period.

The estimated total costs of the total system is as follows:

Total cost of System  
over 5 years

Cont'd.....

Board of Administration, February 9, 1973 . . . . . (FINANCE - 5 )

CLAUSE NO. 3 (continued)

Note: File Folders are pre-numbered and will be recycled over an expected life of 12/15 years.

It is recommended that 1973 requirements be purchased in advance of budget approval and that equipment for 1974 be purchased before December 1973. Subsequent years to be included with 1974 and future annual budget submissions.

To undertake the work involved in the installation of the new system, some temporary help is required. It is recommended that a temporary position of Clerk Typist I P.G. 5 (\$408-470) be established for a period of 3 months terminating May 31, 1973.

The Director of Personnel Services has reviewed this report and concurs with the proposed classification. The Business Manager of the Municipal & Regional Employees Association has been advised.

SUMMARY OF 1973 COSTS:

	Equipment for 1973	1974
Shelving, Folders & Supplies	\$3,811.00	\$3,811.00
Plus 5% B.C. Sales Tax	<u>190.55</u>	<u>190.55</u>
	\$4,001.55	\$4,001.55
One - Clerk Typist I - 3 months	\$1,224.00	
Fringe Benefits 10%	<u>122.40</u>	
	\$5,347.95	\$4,001.55
Estimated 1973 Budget Cost	<u>\$9,349.50</u>	

RECOMMENDATIONS:

1. That the estimated expenditure of \$9,350 be included in the 1973 budget of the Provincial Court Administration Department and that authority be granted for expenditure of the necessary funds prior to adoption of the 1973 expenditure estimates.
2. That expenditures for open shelf filing requirements for 1975 and subsequent years be included in the annual budgets of the Department."

YOUR BOARD RECOMMENDS adoption of the recommendations.

RECOMMENDATION & CONSIDERATION

4. Land Management Program (Land Bank)

Your Board submits the following report of the Director of Finance to Council.

"Accompanying this report is a preliminary position paper providing various details concerning the land held by the City and providing various ideas concerning the possible nature of the program, for Council consideration.

It is clear from the preliminary work that a Land Management Program will need specific policy direction from Council on such matters as:

- a. what type of program is desired, to be determined after Council decides on the basic intent of the program;
- b. management structure of the program;
- c. financial considerations such as
  - are additional funds required and if so, what source should they come from
  - should the program provide income to the City's Revenue Budget, and
  - how self-supporting should the program be.

Cont'd.....

Board of Administration, February 9, 1973 . . . . . (FINANCE - 6)

CLAUSE NO. 4 (continued)

After considering the position paper Council will undoubtedly have further questions, prior to any final conclusion. One very obvious question concerns a much more detailed analysis of the land the City currently holds. Section 7 deals with the need for and nature of the additional information required.

It is recommended that Council approve \$5,000 for hiring outside assistance in developing the relatively simple information system needed, including provision for keeping it updated, plus some temporary help to gather the information. Our own Data Processing and Systems Division staff are overloaded and are unable to do the work without considerable delay. The \$5,000 represents a guess as to the required funds as it now appears that we may be able to tie the information file directly to our computerized master land file. If so, then considerable programming costs will be avoided."

Your Board submits the above report and the concurrent position paper of the Director of Finance for Council's consideration and recommends approval of the \$5,000 needed to develop the detailed information system concerning the City's property holdings. If Council approves, then the \$5,000 would be included in the City's 1973 Operating Budget.

RECOMMENDATION

5. Staffing Requirements - Vancouver Public Library

The Board of Administration has received the following report from the Co-Ordinator of Data Processing & Systems Division:

"The Director of the Vancouver Public Library has submitted a report recommending certain changes in staff levels at the Fraserview Branch Library and the Main Library on Burrard Street.

The new Fraserview Branch Library is not being used as much as was anticipated before it was opened and the Director has therefore recommended a decrease in the clerical staff complement of that Branch. Annual savings of this reduction will approximate \$9,300 at 1972 salary rates. Because of increasing workloads at the Main Library on Burrard Street, the Director is recommending additional staff for the Science and Technology Division and the Acquisitions Division. The History and Government Division has also experienced an increase in use during the last year and on January 9th, 1973, Council approved a recommendation to add a half-time Library Clerk III position to that Division's staff complement.

There has been significant increase in use of the reference material in the Science and Technology Division, such that the level of service to the public has deteriorated and the filing of books on the shelves is considerably behind schedule. To alleviate this problem, it will be necessary to increase the Library Clerk II time by 12 hours per week and the Library Clerk I time by 19 hours per week at an additional annual salary cost of \$5,234 at 1972 salary rates.

There has been an increase in workload in the Acquisitions Division caused in the main by a change in the method of distribution of Government documents. Rather than an automatic method of distribution as in the past, Government agencies are now changing to a selective method of distribution where documents are not received by our Library unless they are specifically ordered. This has resulted in a 300% increase in workload in the Ordering Section of the Acquisitions Division. Because of this increased work in the ordering procedure, staff have been diverted from normal duties in receiving and distributing this material and the result has been a large backlog in this area.

To eliminate this backlog, it will be necessary to add two full-time positions of one Library Clerk I and one Library Clerk II, but also reduce the number of part-time Library Clerk II hours by 25 hours per week. The net additional annual cost will be approximately \$8,200 at 1972 salary rates.

Cont'd.....



Board of Administration, February 9, 1973 . . . . . (FINANCE - 7)

CLAUSE NO. 5 (continued)

The Comptroller of Accounts advises that the approximate additional cost of \$4,000 (1972 rates) will be provided by an adjustment of the Departmental budget during Budget Review.

RECOMMENDATIONS:

It is RECOMMENDED that:

I. Fraserview Branch Library:

- A. Library Clerk II positions be reduced from 2 regular positions, plus 19 part-time hours a week to 1 regular position, plus 25 part-time hours a week.
- B. Library Clerk I positions be reduced from 2 regular positions to 1 regular position, plus 12 part-time hours a week.

II. Science and Technology Division: An additional 19 hours per week of Library Clerk I time and an additional 12 hours per week of Library Clerk II time be provided.

III. Acquisitions Division:

- A. 1 new Library Clerk I position and 1 new Library Clerk II position be created.
- B. The Library Clerk II part-time hours be reduced by 25 hours per week.

IV. The approximate additional cost of \$4,000 (1972 rates) be provided by an adjustment of the Departmental budget during Budget Reivew."

Your Board RECOMMENDS that the recommendations of the Co-Ordinator of Data Processing & Systems Division be approved.

FOR COUNCIL ACTION SEE PAGE(S) 265

BOARD OF ADMINISTRATIONPROPERTY MATTERSFEBRUARY 9, 1973INFORMATION1. DEMOLITIONS

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City to Pay</u>	<u>Code No.</u>
242-246 Powell St. Lots 23 & 24, Blk. 5, D.L. 196	Provincial Courts (Vancouver) Complex	P.J.Blackall	\$6,100.00	442/1209
1041 Woodland Dr. Lot 7, Block 26, D.L. 264A	Britannia Community Services Centre	F.Gormley	\$ 645.00	5830/428
1559 Parker St. Lot 15, Block 24, D.L. 264A	Britannia Community Services Centre	Able Demolition & Trucking Contractors Ltd.	\$435.00	5830/428
1029 Woodland Lot 5, Block 26, D.L. 264A	Britannia Community Services Centre	John Bulych	\$1,045.00	5830/428
1651 Parker Street and 1651 Rear, Lot 16, Block 23, D.L. 264A	Britannia Community Services Centre	S. Kelly	\$1,095.00	5830/428

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the foregoing report to Council for INFORMATION.

RECOMMENDATION2. SENIOR CITIZENS' HOUSING PROJECT -  
KITSILANO, 1874 West 2nd Avenue

The Supervisor of Property and Insurance reports as follows:-

"On December 19th, 1972, City Council, "In Camera" instructed the Supervisor of Property and Insurance to negotiate for the purchase of two sites for public housing for senior citizens in the Kitsilano area. 1874 West 2nd Ave, legally described as Lot 5, Block 227, D.L. 526, is required for this project as part of a 125' site at the S/E corner of 2nd Avenue and Cypress Street.

BOARD OF ADMINISTRATION, February 9, 1973.....(PROPERTIES - 2)

Clause 2 Continued...

These premises comprise a 1 3/4 storey frame dwelling, with a main floor area of 650 sq. ft., full concrete basement, erected in 1910 on a 25' x 120' site, zoned RM-3. This dwelling contains 6 rooms occupied by the owner, has 4 plumbing fixtures, a patent shingle roof, siding exterior, a concrete foundation and is heated by an automatic oil conversion furnace. Condition of this improvement is fair for age and type. It is proposed to demolish this house when vacant.

Following negotiations with the owner, she has agreed to sell for the sum of \$25,000.00 as of February 15th, 1973, subject to the owner retaining rent-free possession until March 31st, 1973.

The foregoing represents a fair and reasonable price for this property. This transaction has been reviewed by Central Mortgage & Housing Corporation and the details thereof entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$25,000.00 on the foregoing basis, chargeable to Code #565/1007."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

3. Lease North-East Corner of  
Thurlow and Hastings Streets

The Supervisor of Property and Insurance reports as follows:-

" Lots 9 and 10, Block 1, D. L. 185 were acquired jointly by the City of Vancouver and the Canadian Pacific Railway in June, 1929 in connection with the construction of the then proposed tunnel, and title vested in the Canadian Pacific Railway, the City to share equally with the Company taxes, insurance, and other expenses, and also the revenues from such lands.

In response to numerous applications for lease of the subject properties, authorization was received from the City Engineer on May, 1971 that the abutting Thurlow street-end except the West 20 feet thereof could be leased in conjunction with Lots 9 and 10 for car parking purposes.

The parking site was advertised for lease on August 28, 1971 and tenders were opened on September 13, 1971, one tender only being received in the amount of \$275.00 per month from Imperial Parking Limited. This bid was accepted and an interim monthly agreement was entered into with Imperial Parking Limited at a rental of \$275.00 per month commencing October 1st, 1971.

This is a rather complex arrangement in as much as the parking site revenues are apportioned at \$95.00 per month to the City, representing rent on the street-end, and \$180.00 per month, representing rent on Lots 9 and 10 -- such revenue being split equally between Canadian Pacific Limited and the City.

While there has been considerable delay in drawing a satisfactory lease document to cover this situation, the rent of \$275.00 has been collected monthly from Imperial Parking Limited.

BOARD OF ADMINISTRATION, February 9, 1973.....(PROPERTIES - 3)

Clause 3 Continued...

The Law Department now advises that the lease documents have proven acceptable to all three parties and require formal approval of City Council.

RECOMMENDED that a lease dated October 1st, 1971, in the name of The City of Vancouver, Canadian Pacific Limited, and Imperial Parking Limited of the subject area be approved on the foregoing basis."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted. See Attached Drawing.

4. ACQUISITION FOR BRITANNIA COMMUNITY SERVICES  
CENTRE SITE - 1649 Parker Street

The Supervisor of Property & Insurance reports as follows:

" 1649 Parker St. legally described as Lot 17, Block 23, D.L. 264A, is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 1-storey frame dwelling with a floor area of approximately 880 sq.ft., erected in 1909 on a site 33' x 122', zoned R.M.3. The dwelling contains 5 rooms, 5 plumbing fixtures, patent shingle roof and exterior, full concrete basement and is heated by a gas-fired hot air furnace. This dwelling is in good condition for age and type.

Following negotiations, the owner has agreed to sell for the sum of \$23,500.00 as of February 15, 1973. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage & Housing Corporation. The owner will continue occupancy of the premises, rent free, until February 28, 1973 at which time it is proposed to demolish the dwelling.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of \$23,500.00 on the foregoing basis, chargeable to Code # 5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

5. AUTHORITY FOR DEMOLITION OF PREMISES  
Known as 901 - 905 Howe Street and  
818 - 838 - 850 Smithe Street

The Supervisor of Property and Insurance reports as follows:-

History

"Lots 1 to 37, Block 71, D.L. 541, bounded by Hornby, Nelson, Howe and Smithe Streets, were purchased by the City January 5th, 1970 for future use as a Civic Square. As part of the transaction, the acquisition included certain existing structures.

It is City practice to retain existing residential and commercial improvements until such time as the land is required for its ultimate use. However, due to dilapidated conditions of the structures, all have been demolished, except two masonry apartment buildings. These buildings are economically being continued in operation with reasonable expenditures for deferred maintenance.

BOARD OF ADMINISTRATION, February 9, 1973.....(PROPERTIES - 4)

Clause 5 Continued...

It is to be noted that Lots 1-10, 12-25 and 28-37 in Block 71 have since been developed as a commercial parking lot and leased on a monthly rental basis.

Following purchase of Lots 1 to 37 inclusive, negotiations were commenced to acquire Lot 38, Block 71, D.L. 541, situated at the South-west corner of Howe and Smithe Streets, to complete City ownership of the block. The City and the private owner failed to reach an agreement as to the terms of acquisition, and by Resolution of Council, dated March 14th, 1972, expropriation proceedings were authorized. The City accepted conveyance of Lot 38 as of October 26th, 1972, without prejudice to the interests of either party in the forthcoming arbitration to establish an accepted settlement of purchase.

#### Present Situation

The improvements on Lot 38, known as 901-905 Howe Street and 818-838-850 Smithe Street, are in poor condition. The improvements consist of two buildings, 2½ and 3 storey frame structures converted into a variety store, restaurant, beauty salon and apartments. Prior to the City obtaining ownership, all tenants, excepting the beauty salon, had vacated with each tenant removing his fixtures, with little value now remaining within the structures.

In order to bring these buildings up to the minimum safety and health standards, as now required under the Landlord & Tenant Act, it would be necessary to immediately contract for rewiring, roofing, heating, plumbing, interior repairs and painting at an estimated minimum cost of \$18,000.00.

The existing beauty salon, operating under limited conditions of a temporary water service, is paying a monthly rent of \$200.00. They have been advised of their temporary status as a tenant.

It is suggested that under the circumstances, it would be more realistic for the City to demolish the improvements on Lot 38 and lease the lot for parking use (at an estimated monthly rental of \$164.00) until such time the overall proposed development of Block 71 takes place.

For this reason, it is suggested that the tenant be served notice to vacate the building by March 31st, 1973, with demolition to immediately follow. This procedure is endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to issue the "Notice to Vacate" and subsequently arrange for the demolition of the existing improvement on Lot 38, Block 71, D.L. 541, and the lot be then incorporated in the existing parking lease at an additional monthly rental of \$164.00."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

BOARD OF ADMINISTRATION, February 9, 1973.....(PROPERTIES - 5)

6. CHAMPLAIN HEIGHTS - DECOSMOS VILLAGE HOUSING COOPERATIVE (Site #18 Champlain Village) re Public Utility Easement and Amendment to Lease Agreement, Lot 100, D.L. 339

The Supervisor of Property and Insurance reports as follows:-

"On November 17th, 1970, City Council approved the lease of Lot 100, D. L.339 to United Cooperative Housing Society (now known as the DeCosmos Village Housing Cooperative) for a period of 50 years.

A request has now been received from B.C. Hydro to have an executed easement agreement drawn up between themselves and the City of Vancouver covering the installation of public utilities to serve the housing units in this complex. The utilities have been placed underground and the agreement has been executed by DeCosmos Village Cooperative and by Central Mortgage and Housing Corporation which holds a mortgage against the lease granted by the City to the Society. B.C. Hydro wishes to register this agreement.

Arrangements have been made and are covered by a second agreement for an amendment to the easement agreement whereby the Society assumes all the City's obligations thereunder so that the City assumes no responsibilities in connection therewith.

The City Engineer concurs with the utility plans submitted by B.C. Hydro, numbered 461-U07-D86, and approves of the easement agreement.

RECOMMENDED that the City do join with DeCosmos Village Housing Cooperative and Central Mortgage and Housing Corporation in granting an easement to British Columbia Hydro and Power Authority for the installation and maintenance of public utilities in Lot 100, D.L. 339 to serve the housing accommodation erected thereon and subject to the documents first being approved by Corporation Counsel that the Mayor and the City Clerk be authorized to execute the covering agreements on behalf of the City of Vancouver."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance be adopted.

7. ADVANCE PURCHASE - BRITANNIA COMMUNITY SERVICES CENTRE - 1030 McLean Drive

The Supervisor of Property & Insurance reports as follows:-

"On September 19th, 1972 City Council approved a report of the Director of Planning & Civic Development confirming revised site boundaries for the Britannia Community Services Centre. This report also authorized the Supervisor of Property and Insurance "to acquire those properties within the approved site boundaries which are included in the existing agreements; further, that advance purchasing be authorized of those properties within the approved site boundaries not included in the current agreements, in advance of approval of the boundaries by the senior governments."

Lot 12, Block 26, D.L. 264A, known as 1030 McLean Drive, is located in the area designated for Advance Purchasing and has been offered for sale by the owner.

BOARD OF ADMINISTRATION, February 9, 1973.....(PROPERTIES - 6)

Clause 7 Continued...

These premises comprise a 1½ storey and basement frame dwelling with a main floor area of approximately 945 sq.ft., erected in 1911 on a site 33' x 93.5', zoned RM-3. This dwelling contains 6 rooms, plus 3 inferior basement rooms, 2 bathrooms, has a patent shingle roof, shingle and stucco exterior, concrete foundation and is heated by a gas-fired hot air furnace. This house is in average condition for age and type.

Following negotiations with the owner's solicitor, the owner has agreed to sell for the sum of \$21,500.00 as of February 15th, 1973, subject to the owner retaining rent-free possession of the property to March 31st, 1973.

The foregoing represents a fair and reasonable price for this property. This transaction has been reviewed by Central Mortgage and Housing Corporation and the details thereof entered in their records. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$21,500.00 on the foregoing basis, chargeable to Code #531/1222 - Advance Purchases - Redevelopment."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

8. SENIOR CITIZENS' HOUSING PROJECT  
KITSILANO - 1892 West 2nd Avenue

The Supervisor of Property and Insurance reports as follows:-

"On December 19th, 1972, City Council, "In Camera" instructed the Supervisor of Property and Insurance to negotiate for the purchase of two sites for public housing for senior citizens in the Kitsilano area. The above property, legally described as Lot 2, Block 227, D.L. 526, is required for this project as part of a 125' site at the S/E corner of 2nd Avenue and Cypress Street.

These premises comprise a 1 2/3 storey and full basement frame dwelling with a main floor area of 700 sq. ft., erected in 1910 on a 25' x 120' site, zoned RM-3. This dwelling contains 7 rooms, has 7 plumbing fixtures, a patent shingle roof, asbestos shingles on exterior walls, a concrete foundation and is heated by an automatic gas furnace. Condition of this dwelling is fair for age and type. It is proposed to demolish this house when vacant.

Following negotiations with the owner, she has agreed to sell for the sum of \$25,000.00 as of February 15th, 1973, subject to the owner retaining rent-free possession until March 31st, 1973.

The foregoing represents a fair and reasonable price for this property. This transaction has been reviewed by Central Mortgage and Housing Corporation and the details thereof entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$25,000.00 on the foregoing basis, chargeable to Code #565/1009."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

BOARD OF ADMINISTRATION, February 9, 1973.....(PROPERTIES - 7)

9. SENIOR CITIZENS' HOUSING PROJECT  
KITSILANO - 1820 Cypress Street

The Supervisor of Property and Insurance reports as follows:-

"On December 19th, 1972, City Council, "In Camera" instructed the Supervisor of Property and Insurance to negotiate for the purchase of two sites for public housing for senior citizens in the Kitsilano area. The above property, legally described as Lot 1, Block 227, D.L. 526, is required for this project as part of a 125' site at the S/E corner of 2nd Avenue and Cypress Street.

These premises comprise a 1 1/3 storey and full basement frame dwelling with a main floor area of 685 sq. ft., erected in 1908 on a 25' x 120' site, zoned RM-3. This dwelling contains 6 rooms, has 5 plumbing fixtures, a patent shingle roof, asbestos shingles on exterior walls, a concrete foundation and is heated by an automatic gas furnace. Condition of this dwelling is fairly good for age and type. It is proposed to demolish this house when vacant.

Following negotiations with the owners, they have agreed to sell for the sum of \$26,000.00 as of February 15th, 1973, subject to the owners' retaining rent-free possession until March 31st, 1973.

The foregoing represents a fair and reasonable price for this property. This transaction has been reviewed by Central Mortgage and Housing Corporation and the details thereof entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$26,000.00 on the foregoing basis, chargeable to Code #565/1008."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

10. MARINE INSURANCE

The Supervisor of Property and Insurance reports as follows:-

"The City's annual Marine Insurance Policy insuring the City Police Boats V.P.D. #98 and V.P.D. #99 and the Fire Boat V.F.D. #2 expires on March 1, 1973. The insurance coverage includes Hull, Machinery and Equipment, Ship to Ship Collision, and also contains a deductible clause in the amount of \$250.00 for each of the Police Boats and \$500.00 for the Fire Boat.

The present broker is Macaulay, Nicolls, Maitland & Co. Ltd. and the underwriter is Lloyds, London. The expiring 1972 policy premium of \$6,159.11 included four vessels, i.e. two Fire Boats and two Police Boats.

With the sale of the Fire Boat "J.H. Carlisle" in December, 1972, the current specifications require coverage for three vessels, i.e. one Fire Boat and two Police Boats.

Tenders for the renewal of this policy were invited. Sealed tenders to renew this insurance were opened by the Board of Administration, January 29, 1973. One tender only was received from the holding broker, Macaulay, Nicolls, Maitland & Co. Ltd. on behalf of Underwriters at Lloyds, for a one-year premium in the amount of \$5,869.11.

RECOMMENDED that the tender in the amount of \$5,869.11 submitted by Macaulay, Nicolls, Maitland & Co. Ltd. on behalf of Underwriters at Lloyds be accepted and the firm of Macaulay, Nicolls, Maitland & Co. Ltd. be appointed to act as the City's Marine Broker for the term of the policy.

Your Board

FOR COUNCIL ACTION SEE PAGE(S) 247-248

RECOMMENDS that the foregoing report of the Supervisor of Property and Insurance be adopted.



REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON ENVIRONMENT

FEBRUARY 1st, 1973

A meeting of the Standing Committee of the Council on Environment was held in the #2 Committee Room, third floor, City Hall on Thursday, February 1st, 1973, at approximately 1:30 p.m.

PRESENT: Alderman Linnell, Chairman  
Mayor Phillips  
Aldermen Gibson and Massey

ALSO PRESENT: Commissioner May Brown } Park Board  
Commissioner Wm.H.McCreery }

ABSENT: Alderman Pendakur

CLERK: D. Bennett

ADOPTION OF MINUTES:

The Minutes of the meeting held January 18, 1973 were adopted.

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS

1. Water Use along the North Fraser River

Mr. R.R. Youngberg of the Planning Department, with the aid of a map, gave a report reference respecting Water Use along the North Fraser River. He advised that the lands East of Angus Drive are zoned Industrial, and the lands West of Angus Drive are largely recreational. There is a long standing Council policy to secure wherever possible public waterfront access on a continuous basis West of Angus Drive. He further advised that there are occupational leases that are of short term duration.

The Director of Finance submitted to the Committee the following report dated January 29, 1973 dealing with the distribution of surplus profits of the North Fraser Harbour Commission:

" The North Fraser Harbour Commissioners Act provides that surplus profits from operations shall be divided equally among the municipalities of Richmond, Burnaby and the City of Vancouver. However, as has been reported to Council annually, the earnings have been retained by the North Fraser Harbour Commissioners each year and held in reserves for ice breaking, emergencies, and harbour development.

Council has previously advised that it expects any surplus existing at the time that the North Fraser Harbour Commissioners are replaced by some other authority, to be distributed to the three municipalities as provided in the North Fraser Harbour Commissioners Act.

The 1972 financial statements for the Commission are not available yet. As of the end of 1971 it would appear that the three municipalities could be considered to have an equity (that might exist at dissolution) of \$710,000.

cont'd . . . .

Standing Committee on Environment . . . . . 2  
 February 1st, 1973.

Vancouver's share would then be \$235,000. This assumes that full value would be realized on the assets at such time of dissolution or replacement. Based on previous experience it can be expected that the North Fraser Harbour Commissioners will probably realize an additional surplus of approximately \$100,000 during 1972 and therefore the City's equity could be estimated to be on the order of \$265,000 to \$275,000 at the end of 1972. It should be noted as a final point that of the \$710,000 noted above, \$220,000 represents an investment in harbour improvements. These might or might not be realizable upon transfer or dissolution. The City's share of this \$220,000 is 1/3 and this could therefore reduce the City's equity to an amount on the order of \$190,000 to \$200,000. "

In speaking to the report Commissioner Ryan advised that there was a distribution of monies several years ago, however, the Federal Government then advised there was not to be a further distribution of the profits.

Commissioners Brown and McCreery stated the Park Board would like to get access at points along the waterfront - both East and West of Angus Drive for mini-park and boat launching sites.

Mr. Pickstone was of the opinion the matter should be discussed with the North Fraser Harbour Commission.

After discussion it was

RECOMMENDED that the Deputy Director of Planning, in consultation with the City Engineer, the Park Board, and the North Fraser Harbour Commission investigate the feasibility of boat launching ramps and waterfront parks on street ends or on City property along the waterfront between Angus Drive and Boundary Road, and report back orally to a subsequent meeting of the Committee.

FURTHER RECOMMENDED that the report of the Director of Finance dated January 29, 1973 be received.

## 2. Pioneer Place

Council on January 16, 1973 when considering a communication from the Save Our Parkland Association, dated January 11, 1973 re Pioneer Place, referred the communication, together with the subject matter to this Committee for discussion with the Park Board. In the letter the Association expressed disapproval of the action of the previous Council in removing benches and planters in Pioneer Place and suggested this park should be placed under the jurisdiction of the Park Board. The Committee also had before it for consideration a communication from the Park Board dated January 17, 1973, which set out the following resolution of that Board:

" That the Board ask City Council for a meeting within two or three weeks to have Pioneer Place turned over to the care and control of the Board for park purposes and to discuss establishing additional park sites in the downtown area. "

and a communication from Mr. P.R.U. Stratton, requesting that this Council reverse the action of the previous Council in ordering removal of the benches from Pioneer Place.

cont'd.....

Standing Committee on Environment . . . . .  
February 1st, 1973.

The Committee heard representations from Commissioners Brown and McCreery of the Park Board and from Mr. Andy Livingstone, who represented Save Our Parkland Association. These delegations requested that Pioneer Place be placed under the care and control of the Park Board. Mr. P.R.U. Stratton also spoke and he requested that the benches be replaced in this park site.

Mr. D. Lesser, representing I.D.E.A.S., advised that the merchants in the area between Cambie and Carrall Streets on Hastings Street are in the midst of a Beautification Project for the area and one of the conditions of the merchants in the area, before proceeding with this project, was that all benches in Pioneer Place be removed, otherwise the merchants had agreed that they would not proceed with this beautification project. He suggested the project be allowed to proceed under the present conditions as he felt there had been a definite improvement in the area as a result of the action taken to date. He further suggested that after completion of the project, and after a period of time had elapsed, meetings could be held with the merchants to discuss plans for a park area.

On April 18, 1972 the former Council considered a report of a sub-committee which dealt with the Pioneer Square beautification. A copy of the extract from the Minutes of Council is appended.

Mr. Mike Egan of the Planning Department advised that the beautification project on Hastings Street will be completed this year. He further advised that the design work for Pioneer Place has not yet been commenced.

Commissioner McCreery discussed the need for additional mini-park sites in the downtown core area and presented a few slides which showed similar sites in Winnipeg. He suggested that consideration be given for a mini-park on the South east corner of Carrall and Cordova Streets on the C.P.R. right-of-way.

After considerable discussion it was

#### RECOMMENDED

- (a) that it be recommended to Council that Pioneer Place be turned over to the care and control of the Park Board for park purposes, subject to the Park Board obtaining approval from Council of a plan for the area, after consultation with the Social Planning Department, I.D.E.A.S., Save our Parkland Association, and the Historic Advisory Board, and subject to advice as to the legal aspect from the Corporation Counsel.
- (b) that the Park Board, in consultation with the Planning Department, bring to a subsequent meeting of this Committee a report on possible sites for mini-parks etc., in the downtown core area.
- (c) that the Planning Department report to the Committee on the feasibility for park purposes the property on the South east corner of Carrall and Cordova Streets on the C.P.R. right-of-way.
- (d) that the communications from the Park Board dated January 17, 1973, Save Our Parkland Association dated January 11, 1973 and from Mr. P.R.U. Stratton dated December 14, 1972 be received.

cont'd. . . .

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### 3. Proposed Squamish Bulk Coal Loading Port

In a communication dated January 19, 1973, the Executive Assistant to the Mayor advised the President of the Squamish Environmental Association that his letter of January 15, 1973 requesting Council's assistance in stopping the bulk coal loading port at Squamish had been forwarded to this Committee for consideration.

The Committee was of the opinion that none of the Howe Sound area should be used for bulk coal loading and it was

RECOMMENDED that Council advise the Provincial government that it opposes any proposal to use the Howe Sound area as a bulk coal loading area.

### 4. Jericho - 38 acres

The Committee heard representations from Commissioner Brown and from Mr. D. Gray-Grant of the Jericho Park Committee. Both delegations urged that negotiations be continued with the Federal government for the acquisition of the 38-acre site at Jericho.

When dealing with this matter on November 21, 1972 Council passed the following motion:

" THAT the Council request the Federal government to negotiate the City acquiring the balance of the Jericho D.N.D. lands for public use, being approximately 38 acres, and a committee be struck to negotiate with the Minister of National Defense these 38 acres in order that a firm price may be determined.

FURTHER, THAT the Council committee be comprised of: two members of Council, with authority to meet with representatives of the Jericho Park Committee and the Park Board, as and when considered advisable."

The Mayor advised the Committee that Mr. Robert Stanfield, Leader of the Opposition in Ottawa, had stated that if the Conservatives became the government of Canada, this land would be turned over to the City for the sum of One Dollar. The Mayor further advised that as Alderman Gibson would be in Ottawa shortly he would delegate him to continue negotiations with Mr. Richardson, Minister of Defense.

It was noted that part of the westerly waterfront of the land occupied by the Department of National Defense is in fact owned by the Provincial government and leased to the Department of National Defense. There was some question as to whether the current agreement with the Department of National Defense and the City also covered this Provincially owned land.

It was

RECOMMENDED that the Council resolution of November 21, 1972, quoted above, be endorsed and that negotiations with the Federal government re-commence immediately.

FURTHER RECOMMENDED that after a report from the Corporation Counsel as to the legal status of the provincially owned lands on the waterfront, if the jurisdiction is in doubt, the Mayor be asked to take this matter up with the Provincial government.

In order to further negotiations with the Federal government it was agreed that any two members of this Committee would comprise the Jericho Park negotiating team with the Mayor acting as coordinator.

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5. R.C.M.P. - Jericho Site

A brief discussion was held on the acquisition of the R.C.M.P. site at 3875 Point Grey Road.

It was

RECOMMENDED that a letter be written to the Minister of Public Works advising him that the City is anxious to obtain this property and request that before the government takes any action on this site that the City be notified.

The meeting adjourned at approximately 3:30 p.m.

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REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON CIVIC DEVELOPMENT

February 1, 1973

A meeting of the Standing Committee of Council on Civic Development was held in the #1 Committee Room, City Hall on Thursday, February 1, 1973, at approximately 3:30 p.m.

PRESENT: Alderman Hardwick (Chairman)  
Aldermen Bowers and Massey

ALSO PRESENT: Aldermen Gibson, Linnell, Marzari  
and Rankin

ABSENT: Alderman Pendakur

CLERK: M. James

Adoption of Minutes

The Minutes of the meeting of January 25, 1973, were adopted.

The following is submitted to Council for information.

INFORMATION

1. Vancouver Centre:  
650 West Georgia Street

Under date of December 14, 1972, the Board of Administration submitted a report on a Development Permit Application for the razing of the present Birks Building, Strand Theatre and the structure between the Birks Building and the Vancouver Block, the purchase of the City lane between these two sites, its closing and stopping up and the development of a 44 foot high octagonal retail store for Birks, a 34 foot high bank building for the Bank of Nova Scotia, and 642 foot high octagonal office tower to be on the corner of Seymour and Georgia. The Development Permit requested permission to connect with the Hudson's Bay Company and the Pacific Centre under Granville and Georgia Streets. The proposed development includes the present parking garage on the west side of Seymour Street immediately south of the present Strand Theatre which would be augmented by the addition of two more floors of parking to meet the requirements of the Zoning and Development By-law. The developers proposed to give to the City an easement on a strip of land running from the northerly end of the shortened lane between Granville and Seymour out to Seymour Street so that this lane would provide two points of access.

The Development Permit and its related documents were considered by the Civic Design Panel, the Vancouver City Planning Commission and the Technical Planning Board and comments from these bodies were included in the report of the Director of Planning submitted to Council.

On December 19, 1972, the Vancouver City Council referred the report for the consideration of the 1973 Council and on January 9th, Council referred the item to this Committee for report.

The Chairman had invited to be present at this meeting, representatives of the three (3) firms forming the consortium 'Vancouver Centre':

Henry Birks & Sons Limited  
The Bank of Nova Scotia  
Famous Players Limited.

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Clause No. 1 continued

The Chairman also invited to be present at this meeting, Assistant Professor H.D. Kalman, representing the group known as 'Save Our Birks' and Mr. P. Merrick representing the Civic Design Panel.

Mr. J. Breckenridge, Real Estate and Development Manager on behalf of the partnership submitted and read to the Committee a statement supporting the Development Permit Application and commented on the feasibility of the retention of the present Birks Building. (A copy is on file in the City Clerk's Office.)

Also displayed for the members of the Committee was a scale model of the proposed development and plans, perspectives and sectional drawings of major parts of the development.

'Save Our Birks', represented by Prof. Kalman, Mr. R. Kemball and Mr. K. Terriss spoke to the matter of the retention of the Birks Building and its inclusion after renovation into the project. Prof. Kalman submitted to the Committee a copy of the rating sheet used to develop a relative building scoring system in the Gastown area. Prof. Kalman advised that Birks total scoring on this rating was 130 which was considerably higher than other buildings in the historical area of Gastown already studied by the same system. The 'Save Our Birks' groups also referred to the Bank of America addition and renovation which had been done in San Francisco, California as an example of how a building deemed by the community of historical and architectural or other importance could be continued and enhanced for the benefit of the objectives of both owner occupant and the City at large.

The 'Save Our Birks' group made comment on the technical aspects of the building's construction and proposed that the building could be renovated to meet with present day building code standards including earthquake loading and suggested that this Committee recommend that the application be held and that the developer be advised that the City insist the developer's architects try to solve the problem of retention of the building and its integration of development into this site.

The representatives of the developing partnership submitted in support of their statements that the Birks Building was

- (a) economically obsolete in terms of building management retails and that it was
- (b) of such a design and construction that it could not be renovated to modern building code standards.

Reports prepared for them by Western Realesearch and Read Jones Christoffersen Ltd., Consulting Engineers.

(Copies of both documents are on file in the City Clerk's Office.)

Mr. P. Merrick representing the Civic Design Panel spoke to the Committee, and with the assistance of slides and the use of the model, explained the areas considered by the Design Panel and generally the Panel's reaction to them.

Mr. Merrick advised the Committee of the following points:

- the proposal for Vancouver Centre had been approved by the Civic Design Panel subject to some improvements to pedestrian canopies, etc.
- the Design Panel had been minuted as being sympathetic to the retention of the Birks Building.

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## Standing Committee on Civic Development

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Clause No. 1 continued

- the Design Panel thinks the design is acceptable, however, there were comments that the fenestration was a bit 'wall paperish' and comments on the dark face with white corners.
- there were comments that the concept was outdated.
- the Design Panel considered the project in relation to the City environment: as part of the whole.
- the Design Panel felt that the development and the relationship to Granville Street was good with the lower building on Granville and Georgia.
- 'turning' the buildings does some good things but the spaces left in the corners of the sites are often difficult to deal with.
- the problems of 'bad neighbours' in a design sense.
- the Design Panel commented on the underground connections and the 'living underground' problems.
- the Design Panel had expressed concern on the 'bits' of space left over on the sites between buildings and the non-continuity of canopies.
- the Design Panel felt that the design was perhaps deficient in terms of its contribution to the general urban amenities.
- the consensus of the Design Panel seemed to be 'not the worst but could be better'.
- the Design Panel feels that the proposed development does not add more than the Birks Building now adds to urban amenities, however, it might increase the urban amenity of Seymour Street.

During the foregoing presentations by the various representatives, the Committee members asked questions which were answered during the presentation.

The Chairman referred to the report of the Board of Administration dated December 14, 1972, and specifically to the recommendations of the Director of Planning and Civic Development which were as follows:

"Accordingly, the Director of Planning and Civic Development RECOMMENDS that City Council consider the details of the proposed development at 650 West Georgia Street, particularly:

- (a) the overall density;
- (b) the maintenance of an average floor space ratio during the construction period;
- (c) development under the city streets.

The further consideration of the Technical Planning Board is consequently withheld until this matter has been considered by Council."

The Chairman added that consideration must also be given to the following in addition to the terms raised by the Director of Planning:

- (i) the matter of City policies re closing, stopping up and transferring lanes and receiving alternate lands in return;

cont'd....



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Clause No. 1 continued

- (ii) the matter of the location of certain types of businesses in the business districts i.e. Bank of Nova Scotia at Georgia and Seymour when the financial district has traditionally been Hastings and Pender;
- (iii) the matter of the extreme density in this particular development after the tower is built and before Birks is razed and the project for some reason is halted there;
- (iv) the implications of this development on the qualities of the Downtown area and the qualities particularly of its immediate neighbours - Blocks 42 and 52 and the Hudson's Bay Company;
- (v) the pedestrian amenity of the street as a retail area
- (vi) the question of projects and developments being sited on land assembled with the direct agreement of the City;
- (vii) the overall problems of defining policies in advance of the Downtown rezoning reports.

The Committee

RESOLVED that the various reports of the three (3) delegations, and the letter of the Vancouver City Planning Commission be received.

The Committee agreed that it would meet as soon as convenient to continue consideration of the item for report back to Council.

The meeting adjourned at approximately 5:40 p.m.

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